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## STAFF COMMENTS FOR PLANNING COMMISSION

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**MEETING DATE:** June 7, 2006

**SITE PLAN:** **AFP-06-018**

**TITLE:** **Montgomery County Police Vehicle  
Recovery Facility**

**REQUEST:** **AMENDMENT TO FINAL PLAN APPROVAL**  
REAPPROVAL of Amendment to Final Plan  
**AFP-02-056** for 8,692 square foot-two-story  
facility with 2,800 square foot attached  
garage

**ADDRESS:** 305 Metropolitan Grove Road

**ZONE:** MXD (Mixed Use Development)

**APPLICANT/REPRESENTATIVE/ATTORNEY/DEVELOPER:** (as  
applicable)

Applicant/Owner	Montgomery County Department of Public Works and Transportation – David Heltemes
Engineer:	Buchart Horn, Inc. – Henry Gerhart
Architect:	Bucahrt Horn, Inc. – Stephanie Schaefer

**STAFF PERSON:** Jacqueline Marsh, Planner

**Enclosures:**

Staff Comments  
Exhibit 1: Application  
Exhibit 2: Site location map  
Exhibit 3: Planning Commission minutes, July 7, 2004  
Exhibit 4: Site plan  
Exhibit 5: Site phasing plan  
Exhibit 6: Elevations

## **STAFF COMMENTS**

The Planning Commission approved the original amendment to final plan, AFP-02-056, for this 8,154 square foot two-story office and 2,604 square foot one-story auto bay building, on July 7, 2004 (Exhibit #3). Section 24-173, of the City Zoning Ordinance, states that, "one or more of the uses proposed for land which is the subject of the site development plan shall be established on such land within three hundred sixty-five (365) days after the date of approval of the plan or the plan shall become void...". No uses have been established per the approved plan AFP-02-056 and the applicant never requested an extension of the plan. Therefore, the amendment to final plan application AFP-02-056 is deemed void per Section 24-173, of the City Zoning Ordinance.

The new application AFP-06-018 that is being reviewed tonight is a resubmittal of the approved and signed plans of AFP-02-056. The applicant is proposing no changes to the plans other than architectural changes.

### **Location/Zoning**

The subject property consists of approximately 10 acres of land and it is located at 580 Metropolitan Grove Road, Parcel P 435, and includes the small parcel P398. The land is surrounded by the CSX railroad easement to the south, undeveloped land to the west and City-owned land (future park site) to the north (Exhibit #2).

### **Proposed Use**

This property is currently being utilized by the County Police as a storage site for abandoned and confiscated vehicles. Automobiles, trucks and motorcycles are picked up by their owners at the site, and auctions are also held regularly. The site currently includes a police unit that will remain on site after the development. The Montgomery County Police plan to construct a vehicle inspection forensics building.

### **Corridor Cities Transitway (CCT)**

The City's updated land use plan recommends that the site be retained for potential location of the Corridor Cities Transitway (CCT) yard and shop facility and right-of-way for the construction of the CCT. The Master Plan also recommends that an 8-10 foot hiker biker trail be provided along the CCT.

The site plan has been reviewed for compliance with the ROW of the CCT and the ROW for the I-270/US 15 Corridor study of State Highway Administration.

Initial review of the plans showed that proposed CCT right of way would affect the proposed parking spaces along the CSX tracks. However, State Highway Administration staff, and the consultant on the project, worked with the City and the County to provide enough room for a barrier separated crash wall and two sets of tracks to accommodate the CCT within the CSX right of way at the location of the proposed building. No additional right of way will need to be obtained for the proposed police facility to accommodate the CCT project. Additional right of way will be obtained in the future by the State of Maryland for the required hiker-biker

path along the CCT will be provided in the future by the State as part of the CCT project.

### **Metropolitan Grove Road**

The City's Master Plan recommends that Metropolitan Grove Road be improved with a grade separated crossing over the CSX rail line and connect to West Watkins Mill Road. The Master Plan also recommends that a feasibility study be conducted in the future to determine the scope and scale of a crossing over the CSX rail line.

City staff does not recommend that a study be conducted for a grade separated crossing over the CSX rail line as part of this project since there is no approved amended sketch plan per the Master Plan requirement for the area.

### *Dedication of Montgomery County Land for ROW*

An improved Metropolitan Grove Road has long been planned for extension the Metropolitan Grove area to serve new development as set forth in the City's Master Plan. To begin this process, Staff recommends that Parcel P398 be dedicated to the City of Gaithersburg for future improvements including and extended Metropolitan Grove Road. A small sliver of land adjacent to Parcel P398 will also be required (see Exhibit #4).

### *Site Access*

Access to the site is obtained via Metropolitan Grove Road and requires an at-grade crossing of the CSX railroad lines. Metropolitan Grove Road is paved on the south side of the railroad tracks and gravel on the north side of the tracks and entering into the site. Towing trucks and other vehicles enter the site along with other large trucks and cars. Other land uses to the north of the vehicle recovery facility are accessed via the CSX railroad crossing, and there are often large trucks accessing these sites too.

Citizens who must recover their vehicle from the site would be required walk to the site in some instances when other modes of transportation are not available. A sidewalk or pathway to the site with appropriate signage to warn pedestrians as they approach the tracks is needed.

### **Parking/Circulation/Landscape**

Parking was calculated for office use at 1 space per employee. The County expects that 10-12 employees will work at the site. Eighteen (18) parking spaces are provided adjacent to the building (including the two handicap spaces).

An additional parking requirement was not calculated for the attached garage as Staff analyzed the use of the area, which will not require parking.

Curbs and sidewalks will be provided around the building. Directional signage is also provided to accommodate circulation into the site and around the proposed building.

A landscape plan will be implemented to improve the site utilizing a small variety of plants. The site will be adequately buffered from the CSX rail line and crossing gate by Norway Spruce, White Pine and Kwanzan Cherry trees.

### **Architecture**

The proposed building is a 2-story brick structure with a standing seam metal roof (See Exhibit #6). The building features cast stone window arches and a circular window in the second story with cast stone circular band. A canopy on the entry side (south) of the building will also have a standing seam metal roof. The attached garage is also brick with two large retractable aluminum doors on both sides (4 doors total). Snow guards will adorn the roof.

The building front (west elevation) will face onto Metropolitan Grove Road. The large number of windows (15) will enhance the building. Additional windows are provided at the main doorway entries (2). Since the Planning Commission last approved the architecturals, one door has been added to the north elevation.

### **CONCLUSION**

When this plan was first approved in 2004, there were four conditions recommended (See Conditions, Exhibit #3). Since that time, two of the conditions have been met.

Staff concludes that **AFP-06-018** is in conformance with §24-170 and 172 of the City's Zoning Ordinance and recommends approval.

Staff has the following issues regarding the proposed development that should be addressed in the form of conditions:

1. Recommend that the applicant dedicate Parcel P398 and other land as needed for Metropolitan Grove Road Extended.
2. Recommend that the applicant participate in the future construction of a sidewalk or pathway crossing the CSX railroad right of way to the site with pedestrian signage.

## AMENDMENT TO FINAL PLAN APPLICATION

Application #	AFP-06-018
Date Filed	5.15.06
Total Fee	N/A

In accordance with Section 24, Article V of the City Code

### 1. SUBJECT PROPERTY

305 Project Name Montgomery County Police Vehicle Recovery Facility  
 Street Address 582 Metropolitan Grove Rd. Gaithersburg, MD  
 Zone MXD Historic area designation ☐ Yes ☒ No  
 Lot P435 Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Tax Identification Number (MUST BE FILLED IN) 02711271

### 2. APPLICANT

Name Montgomery County, Dept. of Public Works & Transportation  
 Street Address 101 Monroe St, 9th floor, DCD-Const. Sec Suite No. \_\_\_\_\_  
 City Gaithersburg State MD Zip Code 20850-2540  
 Daytime Telephone 240-777-6064

### 3. ARCHITECT/ENGINEER/DEVELOPER

Architect's Name Stephanie Schaefer, AIA Bucharth Horn, Inc.  
 Architect's Maryland Registration Number 7974-A Telephone 410-247-3501  
 Street Address 3700 Koppers St. Suite Number 305  
 City Baltimore State MD Zip Code 21227

Engineer's Name Henry Gerhart, PE Bucharth Horn Inc.  
 Engineer's Maryland Registration Number 14269 Telephone 410-247-3501  
 Street Address 3700 Koppers St. Suite Number 305  
 City Baltimore State MD Zip Code 21227

Developer's Name Montgomery County Telephone 240-777-6064  
 Street Address 101 Monroe St. Suite Number \_\_\_\_\_  
 City Rockville State MD Zip Code 20850  
 Contact Person David Heltemes Telephone 240-777-6064

### 4. PROPERTY OWNER

Name Montgomery County  
 Street Address 101 Monroe St. Suite No. \_\_\_\_\_  
 City Rockville State MD Zip Code 20850  
 Daytime Telephone 240-777-6064

### 5. CITY PROJECT NUMBER

Original Site Plan Number \_\_\_\_\_ Date Approved \_\_\_\_\_  
 Name of previously approved Final Plan \_\_\_\_\_

AFP-06-018  
 Exhibit #1  
 6-7-06

## 6. WORK DESCRIPTION

Please state clearly changes requested from final approved plan.

changes requested as part of this amendment involve providing a new police vehicle recovery facility consisting of two story office and one story auto bays building. Associated site development will involve providing paved parking areas; water & sewer extensions; site lighting; land scaping; and SWM measures.

## 7. PROJECT DETAIL INFORMATION

### a. POPULATION CHANGES ( if any)

Changes in population estimated due to amendment.

Employee estimate: **32** Total number **N/A**

Total number per shift \_\_\_\_\_

Resident estimate: **N/A** Total number \_\_\_\_\_

Total number per dwelling unit \_\_\_\_\_

### b. PLEASE SUPPLY THE FOLLOWING INFORMATION

DEVELOPMENT INFORMATION		REQUIRED	PROVIDED
1. Site (square feet)			435,600
2. Site Area (acres)			10
3. Total Number of Dwelling Units/Lots		N/A	N/A
4. Height of Tallest Building			37 Feet 5 inches
5. Green Area (square feet)			131,800
6. Number of Dwelling Units/Acre		N/A	N/A
7. Lot Coverage (Percent)			70
8. Green Area (Percent)			30
9. Residential		N/A	N/A
a. Single Family Detached	# Units		
b. Single Family Attached	# Units		
c. Multi-Family Condo	# Units		
d. Multi-Family Apartment	# Units		
e. Other			
10. Retail/Commercial	Sq. Ft.		N/A
11. Restaurant Class: <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C	Sq. Ft.		N/A
12. Office/Professional	Sq. Ft.		8692
13. Warehouse/Storage	Sq. Ft.		2800
14. Parking		27	18 + 20
15. Shared Parking/Waiver		N/A	N/A
16. Other			
17. Total			

## SUBMISSION REQUIREMENTS

- Set of plans per the respective checklist. Plans must be folded to 8 1/2 x 11."
- Completion of the table above.

I have read and complied with the submission requirements and affirm that all statements contained herein are true and correct.

Applicant's Name (please print) **DAVID HELTENES**

Applicant's Signature \_\_\_\_\_

*David Heltenes*

Date **5/15/06**

Daytime Telephone \_\_\_\_\_

**240-777-6064**

Montgomery County Police Vehicle Recovery Facility



AFP-06-018  
Exhibit #2  
6-7-06

IV. SITE PLANS

1. SP-04-0006 -- Washingtonian Center Waterfront – Phase 3      MXD Zone  
128 & 136 Boardwalk Place – Pad Sites 2 & 3  
Two Restaurants, Two Pocket Parks, Boardwalk Bump Out  
FINAL PLAN REVIEW

Associate Planner Marsh introduced this plan for Phase Three of the Washingtonian Center Waterfront, noting it is for two restaurants, Potbelly's and California Pizza Kitchen, two pocket parks, and a bump out of the boardwalk.

Jeff Parana, representing the applicant, Peterson Companies, presented the proposed site plan, elevations, and sample materials. He discussed the elevations, decorative features, boardwalk bump out, and pocket park details noting a nautical flag on the eastern park, and an 8.5-foot brick wall to screen the service alley behind the western park. He commented that the alley would be hidden from public view and shared by all three adjoining restaurants. He answered questions of Commissioner Winborne regarding handicap parking spaces, short-term parking and circulation, dumpsters and delivery/trash service. Regarding the latter, he added that they would be consolidated in the alley for all the restaurants.

Commissioner Bauer noted that the application lists 10,100 square feet of restaurant space, yet the plan reflects less square footage. He commented that the south elevation for California Pizza Kitchen needed embellishment since it faces the street, and suggested enhancing it with signage. Mr. Parana indicated that the plan is for approximately 8,000 square feet of restaurant space, noting that the entire balance of the square footage as approved on the schematic development plan could not be accommodated on this site. He agreed to work with staff to enhance the portion of the façade cited by Commissioner Bauer and suggested the possibility of using the restaurant logo.

Community Planning Director Schwarz commented that pedestrians would approach the California Pizza Kitchen from the boardwalk, not from the street. She indicated that signage is included as part of this plan. The Commission concurred to add a condition pertaining to the south corner of the California Pizza Kitchen façade.

Planner Marsh stated the plan is in conformance with §24-170, §24-171 and §24-172 of the Zoning Ordinance and listed the condition addressing Commissioner Bauer's concern. The Commission agreed with staff's comments and moved as follows:

Commissioner Bauer moved, seconded by Commissioner Hicks, to grant SP-04-0006 - Washingtonian Center Waterfront, Phase 3, FINAL PLAN APPROVAL, with the following condition:

1. Applicant is to work with staff on the enhancement and design of the California Pizza Kitchen south elevation.

Vote: 5-0

AFP-06-018  
Exhibit #3  
6-7-06

2. AFP-02-056 -- Montgomery Co. Police Vehicle Recovery Facility      MXD Zone  
580 Metropolitan Grove Park  
8,154-Sq.Ft. Two-Story Office Building and  
2,604-Sq.Ft. One-Story Auto Bays Building  
AMENDMENT TO FINAL PLAN

Planner Janousek introduced the applicant's team and stated that this plan had been on hold for some time pending the master plan amendment, which has recently been approved.



*Engineer for the applicant, Uday Patel, Buchart Horn, Inc.,* stated that the site is currently used as a storage lot for abandoned and confiscated vehicles and there is a trailer on site. He presented the proposed plan, noting a two-story brick building where four different types of operations would be conducted, which he briefly discussed in addition to the site access, circulation, parking and the stormwater management system. He also presented the floor plan and elevations showing a brick building with standing seam metal roofing, cast stone banding, a canopy on the south side with metal roof, and many windows. He noted the garage would be used for investigation purposes, not for mechanic services. He answered questions of the Commission regarding a temporary public site access and trailer removal after completion of construction.

*Site Supervisor Jim Stone* discussed the need for the proposed building.

Mr. Janousek stated the plan is in conformance with §24-170 and §24-171, and with the MXD Zone of the City's Zoning Ordinance and listed staff's recommendations for the plan. The Commission agreed with staff's recommendations and moved as follows:

Commissioner Hicks moved, seconded by Commissioner Winborne, to grant AFP-02-056 - Montgomery County Police Vehicle Recovery Facility, AMENDMENT TO FINAL PLAN APPROVAL, with the following recommendations:

1. Recommend approval of lighting and photometric plan by the Department of Public Works, Park Maintenance and Engineering (DPWPM&E) before the issuance of any site or building permits;
2. Recommend approval of stormwater management plan by DPWPM&E before the issuance of any site or building permits;
3. Recommend dedication of Parcel P398 and other land as needed for Metropolitan Grove Road extended; and
4. Recommend participation in future construction of sidewalk or pathway crossing the CSX railroad right-of-way to the site with pedestrian signage.

Vote: 5-0

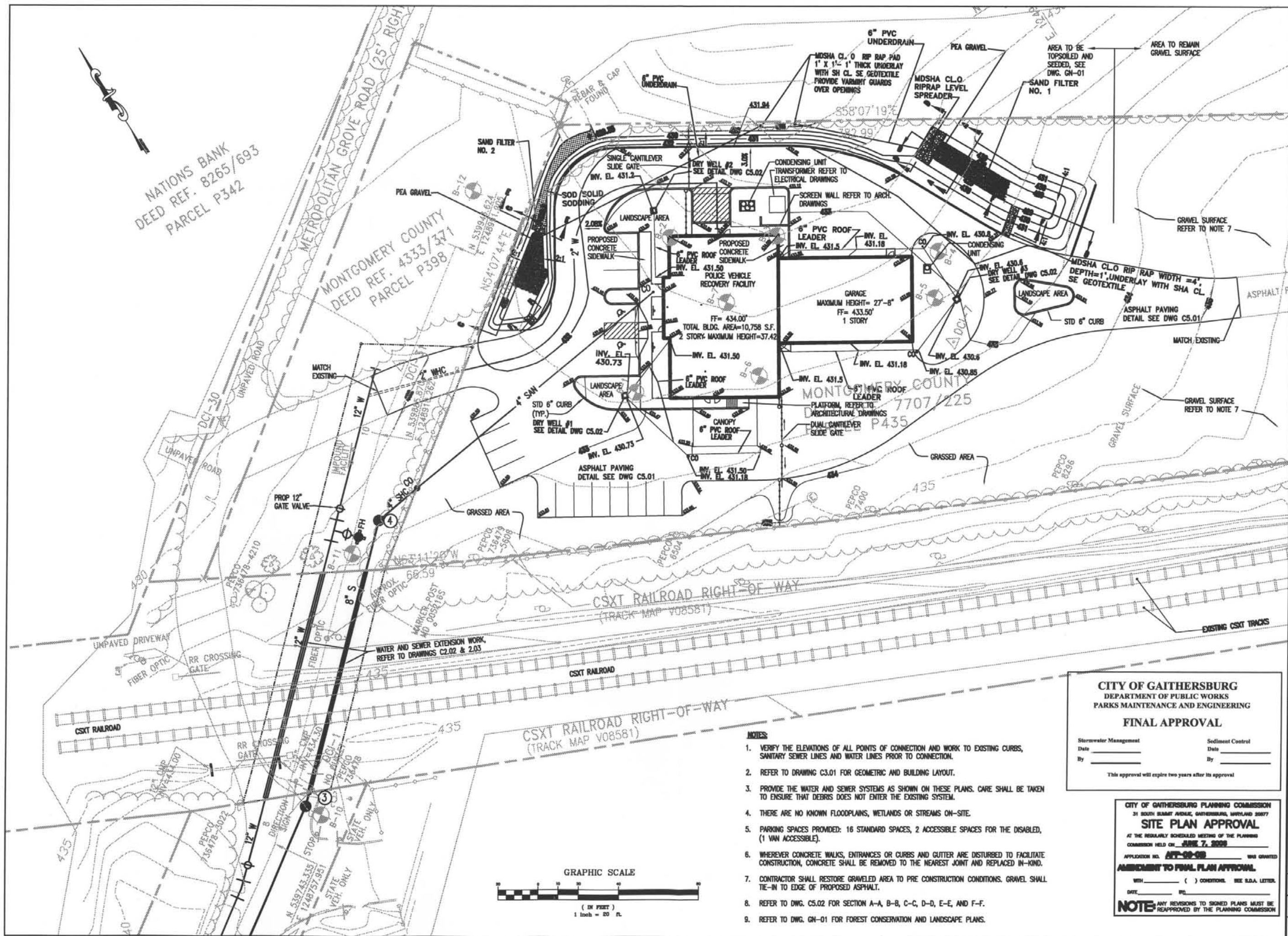
#### V. FROM THE COMMISSION

##### Commissioner Levy

Asked whether the sign at the corner of Md. Rte. 355/Cedar Avenue for American Moving Company has been approved by the City.

##### Commissioner Hicks

Reported that a drain on the north side of Clopper Road, in the vicinity of its intersection with Metropolitan Grove Road, has sunk below the road level and is posing safety hazards for motorists.



Stormwater Management	Sediment Control
Date _____	Date _____
By _____	By _____

This approval will expire two years after its approval

**CITY OF GAITHERSBURG PLANNING COMMISSION**  
31 SOUTH SLIGHT AVENUE, GAITHERSBURG, MARYLAND 20877

**SITE PLAN APPROVAL**

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON JUNE 7, 2006


APPLICATION NO. AFT-06-08 WAS GRANTED

**ASSISTANT TO FINAL PLAN APPROVAL**

WITH \_\_\_\_\_ ( ) CONDITIONS. SEE S.D.A. LETTER.

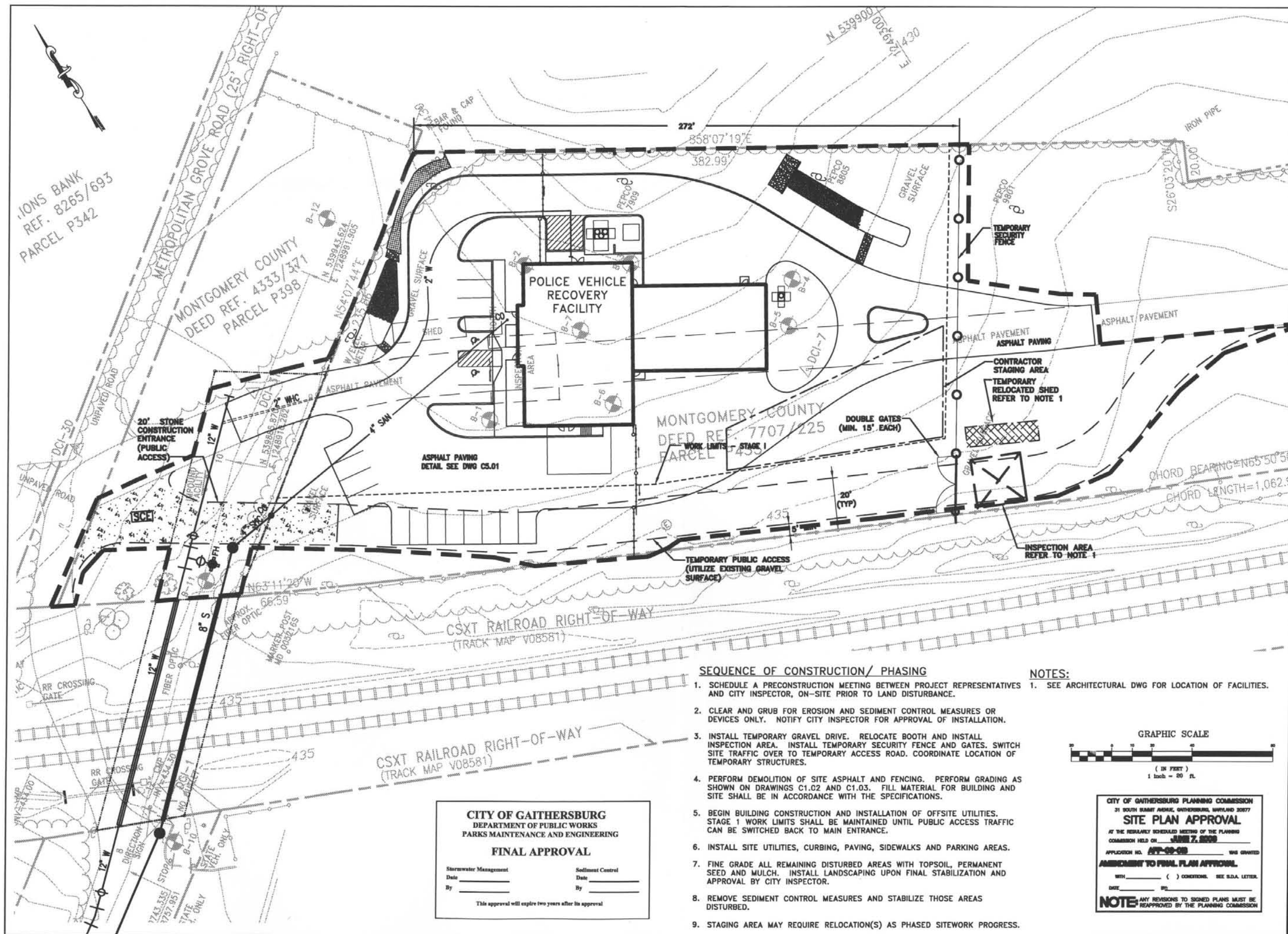
DATE \_\_\_\_\_ FD \_\_\_\_\_

**NOTE:** ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

6869-153 <b>AFP-06-018</b>	PROPOSED SITE PLAN	POLICE VEHICLE RECOVERY FACILITY 580 METROPOLITAN GROVE ROAD GAITHERSBURG, MD 20878	MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION DIVISION OF FACILITIES AND SERVICES	 <b>BUCHART-HORNUNG</b> Architects, Engineers, and Planners	<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> <th>BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td>NO.</td><td>DESCRIPTION</td><td></td><td></td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS		BY	DATE	NO.	DESCRIPTION																																							DRAWING NO. <b>C2.01</b> SHEET NO. 5 OF 53 PROJECT NO. 75637-00	DRAWING NO. 154/1.3 SHEET NO. 53 OF 53 DATE 10/10/94 CHECKED BY TSP/HM DATE 10-25-94
	REVISIONS		BY	DATE																																															
NO.	DESCRIPTION																																																		

AFP-06-018  
Exhibit #4  
6-7-06





**CITY OF GAITHERSBURG**  
DEPARTMENT OF PUBLIC WORKS  
PARKS MAINTENANCE AND ENGINEERING

**FINAL APPROVAL**

Stormwater Management	Sediment Control
Date _____	Date _____
By _____	By _____

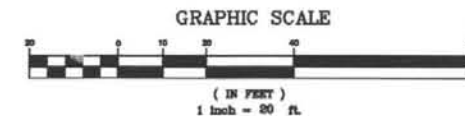
This approval will expire two years after its approval

#### SEQUENCE OF CONSTRUCTION/ PHASING

1. SCHEDULE A PRECONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES AND CITY INSPECTOR, ON-SITE PRIOR TO LAND DISTURBANCE.
2. CLEAR AND GRUB FOR EROSION AND SEDIMENT CONTROL MEASURES OR DEVICES ONLY. NOTIFY CITY INSPECTOR FOR APPROVAL OF INSTALLATION.
3. INSTALL TEMPORARY GRAVEL DRIVE. RELOCATE BOOTH AND INSTALL INSPECTION AREA. INSTALL TEMPORARY SECURITY FENCE AND GATES. SWITCH SITE TRAFFIC OVER TO TEMPORARY ACCESS ROAD. COORDINATE LOCATION OF TEMPORARY STRUCTURES.
4. PERFORM DEMOLITION OF SITE ASPHALT AND FENCING. PERFORM GRADING AS SHOWN ON DRAWINGS C1.02 AND C1.03. FILL MATERIAL FOR BUILDING AND SITE SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
5. BEGIN BUILDING CONSTRUCTION AND INSTALLATION OF OFFSITE UTILITIES. STAGE 1 WORK LIMITS SHALL BE MAINTAINED UNTIL PUBLIC ACCESS TRAFFIC CAN BE SWITCHED BACK TO MAIN ENTRANCE.
6. INSTALL SITE UTILITIES, CURBING, PAVING, SIDEWALKS AND PARKING AREAS.
7. FINE GRADE ALL REMAINING DISTURBED AREAS WITH TOPSOIL, PERMANENT SEED AND MULCH. INSTALL LANDSCAPING UPON FINAL STABILIZATION AND APPROVAL BY CITY INSPECTOR.
8. REMOVE SEDIMENT CONTROL MEASURES AND STABILIZE THOSE AREAS DISTURBED.
9. STAGING AREA MAY REQUIRE RELOCATION(S) AS PHASED SITEWORK PROGRESS.

#### NOTES:

1. SEE ARCHITECTURAL DWG FOR LOCATION OF FACILITIES.



**CITY OF GAITHERSBURG PLANNING COMMISSION**  
31 SOUTH BLANCK PARK, GAITHERSBURG, MARYLAND 20877

**SITE PLAN APPROVAL**

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON **JUNE 7, 2006**

APPLICATION NO. **APP-06-08** WAS GRANTED

**AMENDMENT TO FINAL PLAN APPROVAL**

WITH \_\_\_\_\_ ( ) CONDITIONS. SEE S.D.A. LETTER.

DATE \_\_\_\_\_

**NOTE:** ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION

NO.	REVISIONS	DATE	BY

<b>BLICKHART ENGINEERING</b> Architects, Engineers, and Planners	MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION DIVISION OF FACILITIES AND SERVICES  POLICE VEHICLE RECOVERY FACILITY 580 METROPOLITAN GROVE ROAD GAITHERSBURG, MD 20878
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SITE PHASING PLAN  DRAWING NO. <b>C1.03</b> SHEET NO. <b>4</b> of <b>53</b> PROJECT NO. <b>75637-00</b>	<b>APP-06-08</b> <b>Exhibit #5</b> <b>6-7-06</b>
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**NOTE:** ANY REVISIONS TO SIGNED PLANS MUST BE REAPPROVED BY THE PLANNING COMMISSION



UNDER DEDUCT ALTERNATE FOR SPLIT  
FACE BLOCK, SOLDIER COURSE BECOMES  
SCORED SPLIT FACE BLOCK COURSE.



DRAWING NO.  
**A601**  
SHEET NO.  
23 of 53  
PROJECT NO.

AFP-06-018  
Exhibit #6  
6-7-06

